

# UNOFFICIAL COPY

TRUSTEE'S DEED



Doc#: 1529410021 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/21/2015 12:41 PM Pg: 1 of 2

156706 700245  
1/2

THIS INDENTURE, made this 26<sup>th</sup> day of September, 2015, between James G. Breen, as Successor Trustee under a trust agreement dated 8/8/2007 and known as the Restatement of the Beverly H. Breen Revocable Trust, under the provisions of a deed or deeds in trust duly recorded and delivered to said Trustee in pursuance of a trust agreement, party of the first part, and Elizabeth Pfrommer, a single person, party of the second.

WITNESSETH, that said parties of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said party of the second, Elizabeth Pfrommer, all of its interest in the following described real estate, situated in Cook County, Illinois, to-wit:

UNIT NUMBER 96 IN EAGLE RIDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF THE EAST HALF OF THE SOUTHWEST QUARTER AND WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89443063, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PIN: 27-32-301-016-1106

Common Address: 18021 Connecticut Court, Orland Park, IL 60467

Waiving all homestead rights and Subject to general real estate taxes for the year 2015 and subsequent years and conditions and restrictions of record, together with the tenements and appurtenances thereunto belonging.

Page 1  
See Reverse Side

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wabash Ave. STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

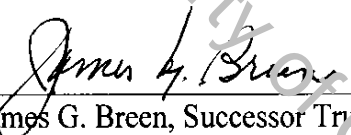
SEARCHED  
SERIALIZED  
INDEXED  
FILED  
10/21/15



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TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit thereof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreements above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused his/her/their name(s) to be signed to these presents the day and year first above written.

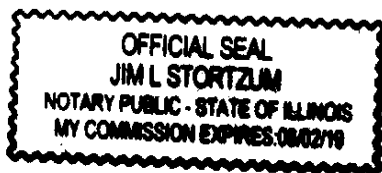
  
James G. Breen, Successor Trustee

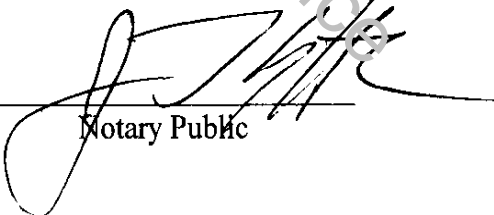
| REAL ESTATE TRANSFER TAX   |   | 19-Oct-2015 |        |
|--|---|-------------|--------|
|  |  | COUNTY:     | 87.50  |
|  |   | ILLINOIS:   | 175.00 |
|  |   | TOTAL:      | 262.50 |
| 27-32-301-016-1106   20151001634893   0-831-459-392                                |   |             |        |

State of Illinois )  
  ) SS  
County of Cook        )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that James G. Breen, as Successor Trustee under a trust agreement dated 8/8/2007 and known as the Restatement of the Beverly H. Breen Revocable Trust, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notary seal this 28<sup>th</sup> day of Sept., 2015.



  
Notary Public

Prepared By:  
Jim L. Stortzum  
Attorney at Law  
10725 West 159th Street  
Orland Park, IL 60467

Mail to:  
Mark M. Berardi, Esq.  
207 Water Street  
Wilmington, IL 60481

Send Subsequent Tax Bills To:  
Elizabeth Pfrommer  
18021 Connecticut Court  
Orland Park, IL 60467